



Courtyard by Marriott & Residence Inn

SE Black Nugget Road

Pre-Application Submittal Narrative

NBK, LLC is proposing to construct a 243 room hotel along SE Black Nugget Road immediately to the east and behind the Fred Meyer shopping complex. The hotel will be dual-branded as both a Marriott Courtyard and Marriott Residence Inn. Structured parking with 243 stalls will be provided above the ground level entry porte cochere, lobby, a dining venue for hotel guests, and meeting spaces. Hotel guestrooms will sit on top of the parking structure. The two wings of guestrooms will reflect the unit design differences of the two brands. Additional dining and meeting space will occur at the top floor of the building.

The project team and City staff have participated in several early collaboration meetings. These meetings have been helpful in identifying general expectations and clarifying the application of city standards. During the same time frame, conceptual planning and programming efforts, engineering analyses, and cost estimates have been underway. The proposed project has evolved in response to comments raised by the city. In particular, the building has been brought down to street level in such a way to enable the interaction one would expect in an urban setting. During this time, negotiations have occurred and an agreement is in place with Marriott Hotels for the use of their Brands.

Site

The existing site is well known to Issaquah residents for its imposing soldier pile and lagging retaining wall at the back edge of the existing sidewalk. The proposed project will replace this aging wall with building structure for a substantial portion of the property frontage.

The 6.5 acre site is currently undeveloped land with slopes averaging 40%. While the slopes are steep, the property is presumed to have limited, if any, critical areas. Complete soils investigation, critical areas mapping, and assurance of slope stabilization will be part of the project development.

Zoning

The project site is within the Mixed Use zoning district. The intent of this district is to provide mixed use neighborhoods with Class A office buildings, retail uses, high quality, medium density residential development and existing service businesses. Hotels are allowed outright in the Mixed Use district (Central Issaquah Development and Design Standards Table 4.3B).

The site is highly valued for a hotel with its proximity to the Costco corporate campus, and ease of access to I-90. A hotel is likely the highest and best use for the parcel based on the site driven parking ratios, building

configuration, as well as the unique market. The hotel use is compatible with adjacent or nearby office, retail, multifamily and senior living uses without com

FAR

The base FAR for commercial developments within the MU district is 1.25. The maximum FAR is 3.5. The developable site area for this project is 6.5 acres or 283,263 sf. The gross floor area of the proposed structure (not including structured parking) is 194,710 sf for an FAR of 0.69.

Building Height

The base height for commercial structures in the MU district is 48'. This height may be adjusted to 54' provided the first floor height is a minimum of 15 feet tall. The proposed structure meets this criterion and our presumed base height is 54'. The maximum building height within the zoning district is 85'. The proposed structure is calculated to be 76'-10" tall using a methodology of taking the existing grade at the building corners and averaging. This calculation uses the current surveyed topography of the site. It should be noted that the site's historical or natural topography had contours at higher elevations.

Streetwall

The prescribed build-to-line (maximum setback) in the MU district is 0'-10'. We presume the City's intention is to have the urban edge by bringing the building to the edge of the right of way. The 10' is intended to allow privacy as necessary for functions occurring within the building's ground floor (eg. residential units).

Our proposal is to provide an articulated ground level façade that establishes both pockets of community space and an arcade along the length of the building

The minimum building frontage is at least 60%. This required building frontage may be reduced by 10% to accommodate community spaces. Additionally, 20% of the building frontage requirement may be fulfilled through architectural and landscape measures. The proposed structure exceeds the 60% when the 10' build-to-lot is used.

Community Space

The proposed Community Space will provide the required design elements outlined in 7.3.B.1.f.

The maximum depth available for this feature is limited. This limitation is based on the practicality and cost of excavating into the hillside and retaining the earth. The total area proposed for the community space is about 700 sf, compared to the required minimum 400 sf (20' wide x 20' deep).

Automobile Circulation

It is presumed that the vast majority of traffic generated by this development will come through the intersection of SE Black Nugget Road and East Lake Sammamish Parkway SE.

Two curb cuts are proposed for the project: an ingress point at the covered entry/drop-off, and an egress point for the structured parking. Waste and recycling pickup will occur within the loading dock under the building. Sight-lines have been accommodated in the planning of these access points.

The parking structure will be flanked by two helical ramps, one going up and one coming down. Automobiles entering the porte cochere will either proceed internally to the garage ramp, or exit to the road using the same curb cut.

Views

The height of the proposed structure will generate views for west facing guest rooms overlooking Lake Sammamish. A green roof will be provided to mitigate the minimal impact to views from the existing townhomes on the hillside above.

The appearance of the hillside, when viewed from East Lake Sammamish Parkway will be minimally impacted.

Impact to SE Black Nugget Road

The pedestrian experience along the east side of SE Black Nugget Road will be enhanced by the introduction of public amenity space along the new building frontage. This portion of the walkway will be energized with storefronts revealing activities within the building. Weather protection will be provided by canopies extending the length of the building façade. Opportunities to pause and sit will occur within the community spaces. Driveway access into the building will be marked and precautions will be incorporated into the design to assure pedestrian safety.

New right of way improvements including a planting strip will be provided as part of the project. Additional plantings will be incorporated into the space between the building façade and right of way.

High Rise Design Features

The proposed structure will comply with building and fire code requirements for high rise construction. The provided features include non-combustible construction, fire pumps and storage tanks, smoke control, fire command center, alarm and communication systems, emergency generator